

Mountain Valley Homeowners Association

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MINUTES of
Board of Directors for Mountain Valley Homeowners Association
QUARTERLY MEETING
December 4, 2018
Location: David Epstein's home (462 Mountain Laurel Drive)

The Quarterly Mountain Valley Homeowners Association Meeting was called to order by Evan Boenning at 4:40 pm at David Epstein's Home on December 4, 2018.

ATTENDANCE

Quorum established. Evan Boenning, Kenny Smith, Don Wrigley, Deb Tomlinson, David Epstein, Debra Fields, Kim Coates, Holly Wilson present, and Bronwyn Bateman (by phone).

REVIEW OF MINUTES

Minutes reviewed for September 19, 2018 Quarterly Meeting. Minutes approved.

TREASURER REPORT – Evan Boenning

Fred Soyka, MVHOA Accountant spoke first to answer some old-business questions.

- P&L line item "Reserve Assessments" to be removed and added to "Dues", to simplify.
- P&L line item "Special Assessment" to have name changed to "Transfer and Design Assessments."

There was some discussion of charging homeowners an additional fee if they pay their dues via PayPal. (this amounts to \$203 on this year's P&L). To be revisited.

Balance Sheet. It is proposed to place \$30,000 of the combined reserves and retained earnings in a CD to earn interest. Deb Fields will look into this. Treasurer's report unanimously approved.

OLD BUSINESS

5750 Duplex Issue. After BOCC meeting in Sept. when our Duplex issue was presented, it was proposed that the BOCC visit Mountain Valley to see, first-

hand, what their-developed, and not-yet-redeveloped duplex lots look like. That along with another meeting was cancelled.

Objective: -We would like the Commission to return to the way they viewed duplexes before 2006, where each side was given the 5750 allotment, as opposed to the duplex as a whole. We also need clarity on how the TDR's can be fairly divided between the owners. Although there has been a loss of momentum, due to the BOCC cancelling a site-visit to Mountain Valley and the Holiday Season, Evan has proposed a reorganization of the duplex owners to reapproach the BOCC to further the discussion.

TRASH REMOVAL REPORT

There has been good response to Deb Tomlinson's letter proposing Waste Inc. a division of Moe Inc. to be the main trash service provider (to limit the amount of different large trucks driving on the roads, etc.).

Deb is planning a follow-up letter to let the yet-non-responsive homeowners know the level of interest, so-far, and reiterate the positives of having less companies using heavy trucks on our roads, etc.

Evan also pointed out the fact that one MV homeowner raised the possibility of a "conflict of interest" in the MV Board promoting the company, Moe Inc., as his son works for the company. It was determined that his son, in fact, works for a completely different division/part of the company (property management), and that the Board sees no conflict of interest, and just wants the best for the collective interest on the neighborhood.

Meeting adjourned at 6:15 pm.